

SUMMARY AND RECOMMENDATION

5. CD-1 REZONING: 8655 Granville Street

Summary: To rezone 8655 Granville Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of an 11-storey mixed-use building with at-grade commercial space, office space, and 55 strata-titled residential units. A height of 38.4 metres (126 feet) and a floor space ratio (FSR) of 4.10 are proposed.

Applicant: Red Buffalo 8655 Holdings Ltd.

Referral: This item was referred to Public Hearing at the Council Meeting of April 13, 2021.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Red Buffalo 8655 Holdings Ltd., the registered owner of the lands located at 8655 Granville Street [*PID 009-430-105: Lot D Block F District Lot 318 Plan 21521*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 4.10 and the building height from 13.8 m (45.3 ft.) to 38.4 m (126 ft.) to permit the development of an 11-storey mixed-use building with at-grade commercial space, office space, and 55 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by GBL Architects received October 16, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street".

- D. THAT A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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